

EX 0853 PG 1761

143.50

THIS INSTRUMENT WAS PREPARED BY:
FICIAL RECORDS

TERRY McDAVID
POST OFFICE BOX 1328
LAKE CITY, FL 32056-1328

98-02548

FILED AND RECORDED IN PUBLIC
RECORDS OF COLUMBIA COUNTY

RETURN TO:

TERRY McDAVID
POST OFFICE BOX 1328
LAKE CITY, FL 32056-1328
97-730

Grantee #1 S.S. [REDACTED]

Grantee #2 S.S. [REDACTED]

Property Appraiser's
Parcel Identification No.
22-3s-16-02268-520

1998 FEB 18 PM 4:31

REC'D
CLERK OF COURTS
COLUMBIA COUNTY FLORIDA
BY MCK

Documentary Stamp \$143.50

Intangible Tax

P DeWitt Cason

Clerk of Court

By MCK DC

WARRANTY DEED

THIS INDENTURE, made this 17th day of February, 1998, BETWEEN WOODBOROUGH CORPORATION, a Florida corporation, whose post office address is Route 8, Box 804, Lake City, Florida 32055, of the County of Columbia, State of Florida, grantor*, and J. MICHAEL CONLON and his wife, SHARON W. CONLON, whose post office address is Route 12, Box 542, Lake City, Florida 32055, of the County of Columbia, State of Florida, grantee*.

WITNESSETH: that said grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

Lot 10, WOODBOROUGH PHASE 6, a subdivision according to plat thereof recorded in Plat Book 6, Page 126 of the public records of Columbia County, Florida.

AND

BEGIN at the Northeast corner of said Lot 10 of WOODBOROUGH PHASE 6 and run S 78°07'13" W, along the North line of said Lot 10 a distance of 181.96 feet; thence N 00°05'44" E, 32.81 feet; thence N 88°30'20" E, 178.07 feet to the Northeast corner of said Lot 10 and the Point of Beginning.

LESS AND EXCEPT: A part of said Lot 10 of WOODBOROUGH PHASE 6, described as follows: Commence at the Northeast corner of said Lot 10 of WOODBOROUGH PHASE 6 and run S 78°07'13" W, along the North line of said Lot 10 a distance of 181.96 feet to the Point of Beginning; thence S 00°05'44" W, 112.25 feet to a point on the West line of said Lot 10; thence N 29°54'16" W, along said West line 115.47 feet to the Northwest corner of said Lot 10; thence N 78°07'13" E, along the North line of said Lot 10 a distance of 59.02 feet to the Point of Beginning.

SUBJECT TO: Restrictions, easements and outstanding mineral rights of record, if any, and taxes for the current year.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**"Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

DeEtte F. Brown
(First Witness)
DeEtte F. Brown
Printed Name

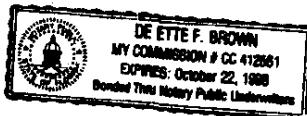
WOODBOROUGH CORPORATION
By: William C. Rowan (SEAL)
William C. Rowan
President

Lisa C. Ogburn
(Second Witness)
Lisa C. Ogburn
Printed Name

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 17th day of September, 1998, by William C. Rowan, President of WOODBOROUGH CORPORATION, a State of Florida corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

DeEtte F. Brown
Notary Public
My Commission Expires: _____



BK 0853 PG 1762
OFFICIAL RECORDS